

NOTE: Staff prepared amendments (underlined words) as a way to improve the organization of regulations for waterfront properties facing the Bay, Hurricane Harbor and Smuggler's Cove. At this point, Staff has not recommended specific regulations.

ZORC ARTICLE 5, SECTION 30-100 (F)(3): DOCKS

(3) *Docks and mooring piles.*

- a. General Regulations. No docking facility within the single family districts in the Village of Key Biscayne shall be constructed without prior written approval by the Village of Key Biscayne Building, Zoning and Planning Department. The Village reserves the right to deny such permit for any docking facility which is determined, under the criteria provided herein and by applicable law, to be detrimental to the equitable, safe, and adequate navigation of all Waterways in the Village.
 1. All docks, davits, fenders, watercraft and mooring piles must be set back a minimum of ten feet from each side property line extended.
 2. No mooring pile shall have a height exceeding 13 feet above NGVD (National Geodetic Vertical Datum) nor extend into the waterway a distance more than 25 feet or 20 percent of the Waterway width at the point of extension, whichever is less.
 3. All docks and mooring piles shall be constructed in accordance with Section D-5.03(2)(a) of the Dade County Public Works Manual (see diagram below). All watercraft or any portion thereof shall be docked or moored inside an area as depicted in the triangle diagramed below, and must be docked parallel to the bulkhead.

CODIFIER: INSERT TRIANGLE GRAPHIC THAT IS IN THE CURRENT CODE

- ~~4. Mooring piles and Dolphins may not extend more than 20 feet from a dock. Mooring piles and Dolphins on Biscayne Bay shall not extend more than 25 feet from the bulkhead.~~
- ~~5. No dock shall extend from a bulkhead into any canal, lake, waterway a distance greater than 10 feet, or ten percent of the width of the waterway, whichever is less.~~
4. Maximum Dock Extensions from a Bulkhead Line
 - a. Canal. No dock shall extend from a bulkhead into any canal a distance greater than 10 feet, or ten percent of the width of the waterway, whichever is less.
 - b. Hurricane Harbor and Smuggler's Cove. No dock shall extend

from a bulkhead into Hurricane Harbor or Smuggler's Cove a distance greater than 20 ft. or 10% of the waterway, whichever is less.

- c. Biscayne Bay. No dock shall extend from a bulkhead into Biscayne Bay a distance greater than 25 ft. However, if the owner obtains the written approval from the adjacent property owners and if the County agency responsible for issuing environmental approvals requires the dock to project further than 20 ft., then the dock may extend 40 ft. into Biscayne Bay.
- d. For boats and mooring piles associated with docks in Hurricane Harbor, Smuggler's Cove, and Biscayne Bay to extend beyond the above triangle, the owner must obtain the written approval from the adjacent property owner.
- e. When a dock is permitted to extend beyond 25 ft., the regulations listed in paragraph 3 above shall not apply.

~~Notwithstanding the foregoing, no dock or mooring pile shall extend into Biscayne Bay a distance of more than 25 feet from the bulkhead.~~

- f. If the bulkhead line is an arc, the projection may exceed the maximum as long as the average projection does not exceed the maximum permitted projection for the waterway.
6. Where the width of a waterway does not permit the placement of a dock or outer mooring pile, fender mooring piles may be placed at a distance not to exceed 18 inches from the bulkhead.